

SITE DATA

EXISTING ZONING R-3
PROPOSED ZONING I-2 (CD)
TOTAL AREA = 34.52± ACRES

Development standards

General Provisions
 Unless more stringent standards are established by this Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the I-2 zoning district classification shall be followed.

Permitted Uses

1. Internal subdivision of parcels shall be permitted as provided by the City of Charlotte Subdivision Ordinance.
2. The development may be devoted to any use which is permitted under the Ordinance in an I-2 Zoning District except no loading dock shall face Steele Creek Road; no outside storage as a permitted use shall be allowed along Steele Creek Road and no accessory outdoor storage shall face Steele Creek Road. All storage will be screened from Steele Creek Road. The uses will be limited to one gas station-convenience store. No free standing fast food restaurant with drive-in windows will be allowed.
3. The Petitioner reserves the right to construct a regional detention pond. No detention will be allowed in landscape setbacks.

Access Points/Driveways

1. The number of ingress/egress points to Steele Creek Road and Byrum Drive shall be limited by the locational requirements as related by the City of Charlotte. No more than two driveway and one public street connection will be allowed to Steele Creek Road.
2. The Petitioner agrees to dedicate for roadway purposes the necessary additional right-of-way along Steele Creek Road and Byrum Drive to accommodate the Major Thoroughfares Classification prior to the issuance of a building permit. However, the Petitioner reserves the right to construct a private driveway through such right-of-way to accommodate its development that is designed in accordance with the Charlotte-Mecklenburg Land Development Standards for driveways, pending any decision on the part of the City to construct a public street within this alignment.
3. The Petitioner will dedicate that portion of the site needed to increase the R/W along Steele Creek Road and Byrum Drive to 50 feet from center line.
4. Petitioner will install a left turn lane on Steele Creek Road and Byrum Drive leading into the Site's main access points.
5. Potential future public street access will be made to the adjoining property subject to future rezoning of the adjoining property to a nonresidential zoning category, with access to be provided through the subdivision process.

Buffers/Landscape Setbacks

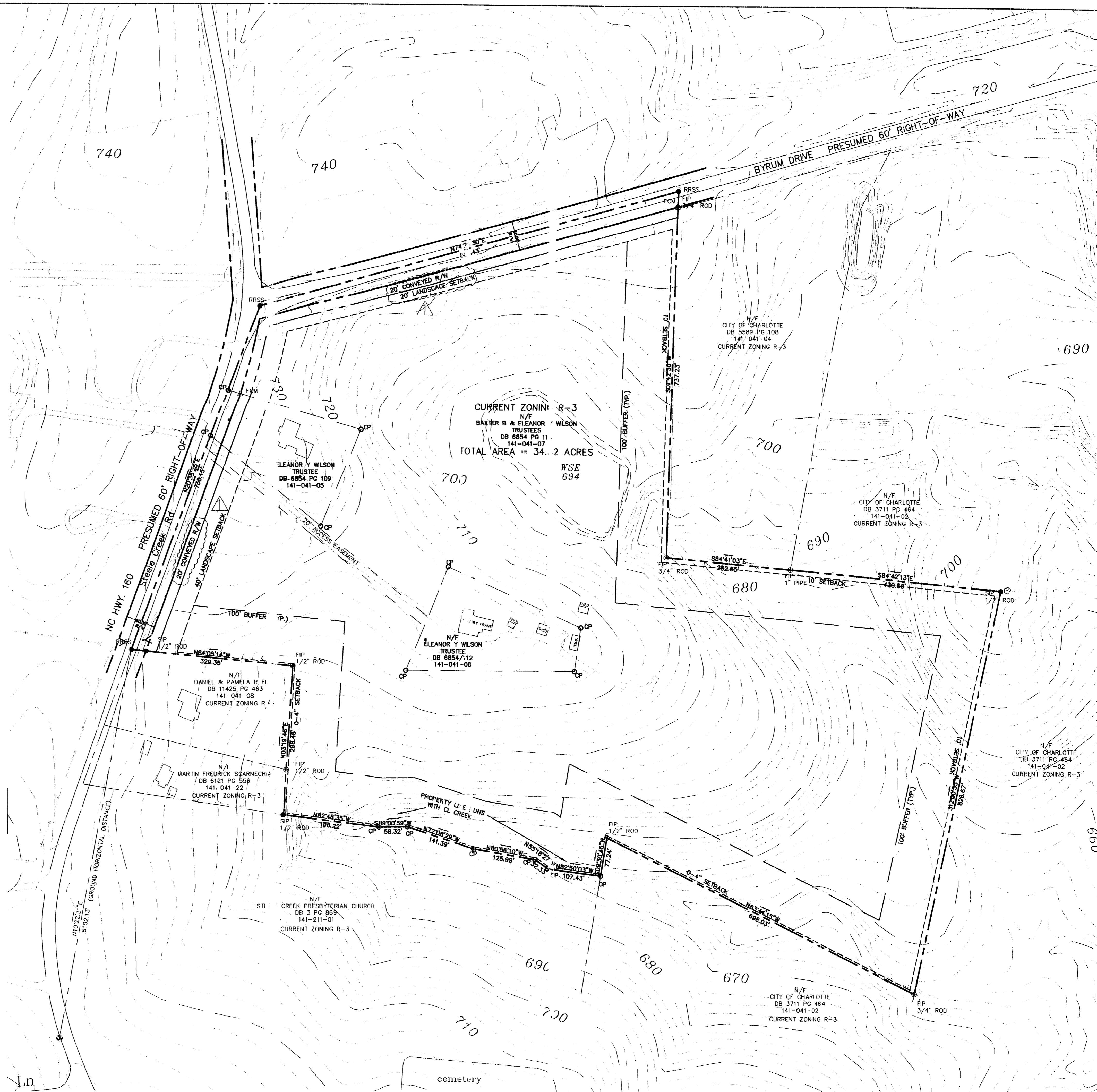
1. Buffer area established on this Technical Data Sheet shall conform to the Standards of Section 12.302 of the Ordinance; subject, however, to the provisions of Section 12.304 thereof.
2. Buffer areas shall remain as open space and are subject to the provisions of 3 through 5 below.
3. The buffer areas depicted on the Technical Data Sheet are the maximum buffer required by Section 12.302 of the Ordinance. If the adjacent land or portions thereof (currently zoned R-3) are rezoned to a more intense zoning classification, the buffer requirement will be reduced or eliminated to meet the new zoning classification's buffer requirements. This reduction or elimination will automatically occur and will not require administrative approval of this plan.
4. Petitioner reserves the right to install utilities within the buffer area required for this Site. Utilities may only cross buffers and may not run parallel within buffers.
5. No buildings, parking spaces, maneuvering areas or storm water detention facilities may be located within buffer area.
6. Planting in 20 foot landscape setback shall be one (2") Large Maturing Tree every (50) feet of frontage, and one (2") Small Maturing Tree every (50) feet of frontage. One shrub per (5) foot of frontage shall be installed. Shrubs and Trees shall be clustered to develop astetic installation pattern. i.e. row installation shall not be permitted.
7. Planting in (40) foot landscape setback shall be twice what is listed for (20) foot landscape setback.
8. All trees (24") diameter or greater will be located in the landscape setback. The developer will try to save these trees during site development.

Setback, Side Yards and Rear Yards

1. All buildings constructed within the development shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the I-2 Zoning District.
2. No storm water detention facilities may be located within any of the landscape area along Steele Creek Road or Byrum Drive.
3. The landscape setback as depicted on the Technical Data Sheet is to remain as open space with landscape improvements listed above.
4. The landscape setback along Steele Creek Road will be reduced to 20' if Steele Creek Road is relocated to the West of the Site.

Parking

1. Off street parking will meet the minimum standards established under the Ordinance.
2. The option is reserved to provide off street parking on one of the parcels for another parcel in the development, so long as the requirements of the Ordinance are satisfied.



FOR PUBLIC HEARING
ZONING PETITION No. 2001-142

APPROVED BY CITY COUNCIL
 DATE 3/13/02

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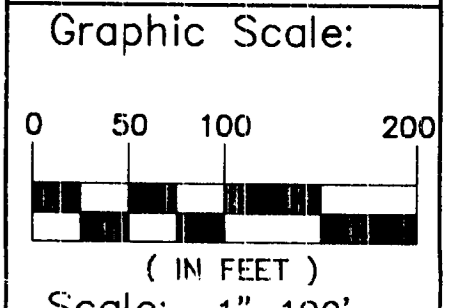
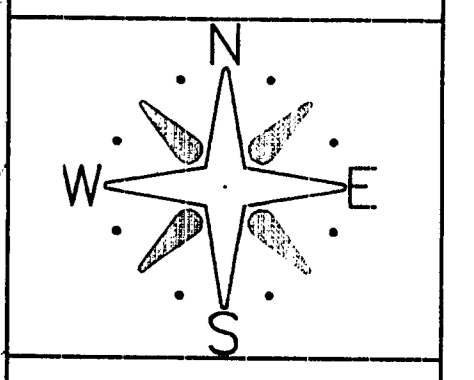
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ZONING PETITION No. 01-142

Project: _____ Sheet Title: _____

Stamp: RECEIVED JAN 29 2002

Technical Data Sheet



Engineer
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 Senior Designer

TED W. LAWRENCE
 Date 01.03.2001

Revisions

No.	Date	Description
No. 1	Date 01.29.2002	
No. _____	Date _____	
No. _____	Date _____	
No. _____	Date _____	
No. _____	Date _____	

2001-142

Dwg. No. 150014.DWG-Z-BASE

Project Number 150/014

Sheet No. No. of Sheet Cz 1 of 1

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